

**FORMER 3M SITE**  
**APPLICATION SUMMARY,**

**a) History of the project property.**

The first industrial use dates back to 1901 at which time the Columbus Nursery and Fifth Avenue Rail Yard Coal Company occupied the southwest region of the property. The D.L. Auld Company began metal finishing operations on the property (east building) in 1920. The northwest building of the property was used as a bakery from the 1920's or earlier, until sometime between the mid-1950's to late 1960's when the D.L. Auld Company expanded into the bakery building. From 1920s until 1963, the D.L. Auld Company conducted electroplating operations and produced enameled metal emblems. The electroplating operations included chromium, cadmium, copper, nickel, zinc, gold, and silver plating. Based upon historic information, electroplating wastes were piped from the process areas to three injection wells beginning in the mid-1930s. From 1963 to 1970, the D.L. Auld Company conducted anodizing operations and coated metals with polyurethane coatings. In 1962, in-house wastewater treatment began. The forging, anodizing, and metal cleaning process wastewaters were transferred to a settling tank, PH adjustments were made and sludge from the tank was transferred to two sludge beds located on the southeast corner of the site. Liquids from the tank and sludge beds were pumped to the injection wells. Sludge dredged from the beds was sent to a local landfill. In June 1970, the injection systems were disconnected and the Auld facility was tied into the Columbus City Sewer System. From 1970 until 1986, the coating processes were expanded and forging and anodizing continued. In 1986, the Minnesota, Mining and Manufacturing Company (3M) purchased the D.L. Auld Company and continued its operations as the 3M Auld Facility. In 1990, 3M discontinued use of a trichloroethene still for the processing of this solvent. Johnston Metals Industries purchased the facility in 1991 and continued similar operations, including the metal coating process and manufactured metallic emblems and aluminum forgings for aircraft and automotive customers until it went out of business.

**b) Current uses and any current businesses of the project property.**

In August 2000, 456 Group LLC purchased the vacant manufacturing facility from JR Johnston Inc. (Johnston Metals), and the property has remained vacant of any industrial uses or business uses since that time.

**c) Surrounding uses of adjacent properties.**

Surrounding uses immediately around the subject property include a school, residential properties, and industrial properties. Immediately north and west of the property are primarily residential properties. Immediately to the east of the property is the Godman Guild, which includes uses as school and daycare. Immediately to the south are primarily industrial uses.

**d) Number of buildings on the property and current condition.**

There are approximately 8-10 buildings on site (See attached aerial photograph). The condition of the buildings is extremely poor. Multiple buildings have bowed exterior and interior walls as well as collapsed ceilings (see attached buildings photos). There is also evidence based on recent graffiti that illegal access occurs routinely which imposes a public health and safety concern.

**e.) Previous sampling activities on the property.**

Previous sampling activities on the property have included soil and groundwater sampling in a Phase II assessment by Roy F. Weston in the early 1990s, and VAP Phase II Property Assessment sampling described in the report by HzW Environmental Consultants, LLC dated July 2009. Thirteen Identified Areas have been determined to exist on the property. Sampling activities have identified soil impacts exceeding Ohio EPA Voluntary Action Program (VAP) generic numerical standards by total petroleum hydrocarbons, polynuclear aromatic hydrocarbons, volatile organic compounds and metals in several Identified Areas, and ground water impacts by VOCs and metals at concentrations exceeding VAP standards in three of six ground water monitoring wells installed and sampled during the 2009 Phase II Property Assessment.

**f.) Redevelopment potential of the property and proposed plans.**

The goal of the City of Columbus and its Development Partner, Wagenbrenner Development Inc (Wagenbrenner) for the former 3M site is to utilize a Clean Ohio Assistance Fund (COAF) grant as a catalyst for the re-development of the vacant former 3M industrial. It is the intentions of the Applicant and Development Partner to apply for a Round 8, Clean Ohio Revitalization Fund (CORF) grant in July 2010. Subject to receiving a CORF grant, early redevelopment plans consist of a mixed-use development to include

residential and retail buildings. This project will remove one of the last heavy industrial uses from the predominantly residential neighborhood and eliminate the ongoing threats to public health, safety and the environment associated with the abandoned buildings and soil contamination at the Site.

Upon receiving a CORF grant, the 3.373 acre site ("Project Property") will be re-developed by Wagenbrenner, who was the developer on four other successful CORF projects, including the Gowdy North project (Round 6 CORF Grant), the Columbus Coated Fabrics project (Round 5 CORF Grant), the Gowdy Field project (Round 4 CORF Grant) and A.C. Humko/Harrison Park site (Round 2 CORF Grant). It is anticipated that as a result of the redevelopment, Wagenbrenner will create up to three new jobs to the City of Columbus.

The former 3M site is located within the Weinland Park neighborhood which has some of the lowest incomes (50% below the poverty level) and lowest home ownership (8% owner occupied residences) in the City of Columbus. The redevelopment of 3M site will have a tremendous social and economic impact for the Weinland Park neighborhood by creating new market rate housing and retail space. The redevelopment plan is consistent with the proposed uses identified in the Weinland Park Neighborhood Plan adopted by the Columbus City Council on July 24, 2006.

Subject to receiving a CORF grant, Wagenbrenner Development Inc and the City of Columbus may provide up to \$1,445,412 in matching funds for the 3M Project.